

**MINUTES  
OF THE SPECIAL MEETING OF THE  
EDINA CITY COUNCIL  
HELD AT CITY HALL  
MARCH 27, 2012  
4:08 P.M.**

Mayor Hovland called the meeting to order at 4:08 p.m. in the Council Chambers of City Hall. Answering rollcall were Members Bennett, Brindle, Swenson, Sprague and Mayor Hovland.

Staff attending the meeting included: Scott Neal, City Manager; Karen Kurt, Assistant City Manager; John Wallin, Finance Director; Bob Wilson, City Assessor and Debra Mangen, City Clerk. Consultants in attendance were: Mark Ruff and Jessica Cook of Ehlers and Associates and Jay Lindgren of Dorsey & Whitney LLP.

Mayor Hovland said the purpose of the special meeting was to receive an update of the proposed development agreement with Simon Properties.

Manager Neal reviewed the potential development agreement with Simon Properties for the Mayor and Council. It was noted that the City would provide a \$5,000,000 no interest loan to be paid back over a period of eight years. Simon Properties would have the Tax Increment generated by the new development district available to utilize for repayment of the loan, but would be responsible for repayment regardless of whether any TIF were generated. In addition, the City would receive a permanent easement for the water treatment facility and a transit easement. For receipt of the public transit easement, \$250,000 of the loan would be forgiven. In order for Simon to receive the loan, they must begin construction by July 1, 2012. In addition, Simon must spend at least \$14,000,000 on common area improvements to Southdale (not finishes to leasehold or tenant improvements) before December 31, 2012 in order to receive the loan.

The Mayor and Council discussed their areas of concern and gave direction to staff. The Development Agreement will be acted upon at the Council's April 17, 2012 meeting.

Mayor Hovland adjourned the meeting at 5:35 p.m.

Respectfully submitted,

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Debra Mangen, City Clerk

Minutes approved by Edina City Council, April 3, 2012

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James B. Hovland, Mayor